

Michael Robert Cave
144 Weston Road
Wellesley, MA 02482
(781) 237-4741
mcave10@gmail.com

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Members of the Zoning Board of Appeals:

I write to communicate my profound sense of foreboding after the meeting of October 09, 218, at which I was not allowed to present a summary of the concerns that I and other have regarding the ongoing discussions of the proposal for development of 148 Weston Road. I had desired to do so as I understand that the meeting of September 11th was not televised, while the meeting of October 09 was televised. I had wanted my remarks to be heard by a wider audience than the few people who had attended the meeting of September 11th, for which advance notice, as was the case with the October 09 meeting was not given.

I submit this note in anticipation of being further silenced at future meetings of the ZBA in the hope of somehow communicating the danger that hangs over all residents of Wellesley. I will continue to sound the alarm, if not at public, televised meetings at which I had thought that I had the right to be heard, then via any other means of communication open to me.

While I had detected a note of empathy from remarks made by the Chairman in response to my presentation of September 11th, that sense was totally dissipated by the direction taken at the meeting of October 09. It appeared to me from that discussions that I witnessed on October 09 that approval of this proposal is a *fait accompli*. I base this on several observations of this meeting and the more recent meeting at which the Delanson Circle proposal was discussed.

It is my conviction that a most foul and odious prospect lies before us, should any of this proposed development be approved and ultimately built. The Town of Wellesley, already overwhelmed in some areas by intractable traffic and development, would lose the last vestiges of its former bucolic charm. The very essence of this Town that has made such

projects attractive to those who would abuse the 40-B Law for their own personal financial gain would thereby be destroyed. The Chairman of the ZBA had it right when he stated that such development is more consistent with urbanized areas such as Boston and Brookline. I come originally to Wellesley as a refugee from a Connecticut community that was ravaged by similar developments in the 1970's and know at first-hand what harm can result from such unbridled and profligate development. The moldering remnants of these developments now pollute the landscape of this formerly bucolic community. The developer of that time, and their heirs, have their ill-gotten profits and have decamped for greener pastures, leaving the current residents to live with or clean up the wreckage. I do not wish to see a similar fate befall my adopted homeland.

An example of one such observation is the manner in which the very real concerns regarding traffic were either dismissed out of hand or minimized in such a way that a person who is unfamiliar with the reality of life on Weston Road might logically ask "What traffic?"

The anodyne language, echoing that used by the developers in presenting their case, used by the presenters contributes to this perception. Use of terms such as "cuing" which is, in reality "traffic waiting in gridlock for an inordinate time to move forward and, while so doing, spewing forth toxic pollutants into the homes and lungs of those who live along this road" and blocking use of one's driveway and making trips made on foot rather than by car so dangerous that, once residents have arrived home safely, they dare not venture out until very late at night or very early in the morning. The term "cuing" has been used in connection with both the 148 Weston Road discussion and the Delanson Circle discussion. Such Orwellian language serves to intentionally conceal the actual traffic-caused realities of life of Weston Road faced on a daily basis by residents and those who attempt to use this road. In listening to these presenters, I was astonished to hear from a member of the Board that these persons had been engaged by the Town to study traffic issues and were not, as I had first supposed, the hirelings of the developers who had been once more brought forth to assure listeners of the viability and benefits of what is a most sinister proposition that promises only to debase, not enhance, life in Wellesley.

I now offer some new concerns, coupled with a re-statement of prior concerns based on my reflections on the discussions previously alluded to.

I. Incursions onto private property by developers and their hirelings, threats to health and safety by air pollution and physical destruction of property:

On one occasion the past January and early Spring, developers and their hirelings entered upon my property to survey property lines. The precise dates and times of these incursions have been recorded via contemporaneous notes, should there be any doubt as to the veracity of these assertions. On another occasion, they partly destroyed a fence that marks the border between 144 and 48 Weston Road. On both occasions, I was fortunately at home to hold the intruders accountable and to record the incident and, on the occasion of the wrecked fence, to summon the Police. On yet another occasion, a large truck was parked at 48 Weston Road with a loud, clattering diesel engine left running for hours. The noxious fumes thereby emitted drifted on to my property and into the area where I was sitting, causing an exacerbation of the asthma from which I have suffered since November, 1976. As construction on that site commences and continues, more of this can be expected. In the presentation of September 11th, 2018 by the developers, it was noted that the proposed five-story structure would cast a shadow over my property in the low-Sun season. The build-up of ice and snow thereby caused would constitute a further ongoing threat to health and safety. My wife had suffered a fall in years past due to such a build-up, even with no shadow cast over the property, whose ill effects persist to this day. My response to these situations that threatened health, safety, well-being and quiet enjoyment of the property will be litigation.

II. Previous Attempts by developers to acquire 140 and 144 Weston Road:

As noted in earlier correspondence with the Board of Selectmen, attempts had been made in the summer of 2017 and earlier to purchase at a very low price the two properties that stand to suffer most from the 148 Weston Road development. Signed purchase and sale agreements, accompanied by apparently valid checks for a modest sum were left at both residences in July, 2017. This was an

attempt to acquire a much larger frontage for this proposal which would have resulted in a much more grandiose project. This same individual had repeatedly contacted the owners of both properties by telephone and by letter seeking to purchase these properties. This attempt to entice the residents to sell their homes at a modest price can and should be interpreted as attempted fraud perpetrated on the elderly. This individual even had the audacity to suggest that I move into a “Townhouse” elsewhere, knowing full well that the price he had offered to purchase 144 Weston Road would not cover the price of the most modest home for sale in Wellesley at that time or since. How kind of him! This is all the more true when one calculates the immense future value, calculated over the life of any new structure, of the stream of rental income from the mostly market rate (not “affordable”) apartments that would accrue to the new entity that has since acquired 148 Weston Road. The ZBA may or may not be aware the original purchaser of 148 Weston Road quietly transferred this property in 2017 to a new entity at a considerable profit.

III. Loss of privacy and quiet enjoyment of one’s property:

A member of the Board at the meeting of October 09 offered the Town’s electrical transformer site as a staging area for construction at 148 Weston Road, thereby removing an earlier objection to this project posed by the Chairman. I can envision the same sort of early morning noise of equipment being run up and loud, boisterous shouting of workers and their traipsing to and fro within feet of my front porch and living room. that accompanied the reconstruction of Weston Road in 2009-2010, when that area was used for a similar purpose. I do not look forward to the racket, akin to concentrated machine gun fire, that will result from such a use of that area. I have already commented on the likely impact of the sidewalk, now included in the 148 Weston Road proposal, as its construction would shear away the last vestige of privacy on the one side of my property not otherwise compromised.

IV. The proposed developments consist of a preponderance of market rate units, not “affordable” housing and thus their approval is not “in the public interest”:

By the developers’ own admission both projects are to be composed of mostly market rate units that will generate a much higher income over the

useful life of the structures being proposed. Therefor no credible claim can be made that such projects are in the public interest. Rather, the Town and ZBA are being asked to place the current and future profit interests of the developers and their future tenants over the health, safety and well-being of the current residents of Wellesley.

IV. Approval of the proposed developments would constitute an uncompensated seizure of assets of abutters.

As stated in an earlier note, the loss of value resulting from the construction of structures so egregiously out of character with the neighborhoods into which they would be inserted constitutes a *de facto* transfer of private assets (home equity) from current owners to the pockets of the developers, Who will make the current owners of abutting properties whole for this loss of equity?

V. Traffic spill-over into the College Heights Neighborhood and Other Hazards:

While inspecting a modest home at 47 Avon Road that I had hoped to purchase as a means of escaping the fate that now looms over my home of 30+years at 144 Weston Rd., I spent some time standing in the rain in front of 47 Avon Road on that late afternoon of September 12th, repeatedly being nearly run over by the torrent of vehicles that were diverting from the Southbound lane of Weston Road, apparently seeking to avoid the usual late afternoon gridlock. This is a situation that concerns a broader group. I wonder why this situation was not included in the presentation made by the individual supposedly hired by the Town to study the impact of traffic stemming from the 148 Weston Road proposal. Perhaps this has to do with the egregious lack of familiarity with Town roads evinced by these presenters as they made their dismissive and disingenuous remarks. Or: perhaps the presenters did not wish to present a truer picture of traffic conditions already present on Weston Road that would be further exacerbated by any new development. It is painfully apparent that no one in Wellesley is immune to the deleterious effects of further development in the Weston Road-Linden Street area and that, with the addition of traffic resulting from the Delanson Road proposal, we face total gridlock in that area, no matter how many lights, road signs, striping, *et. cetera* imposed by our traffic engineer “geniuses” who do not have to live with the effects of their ill-conceived plans. One also wonders if these presenters have ever

actually driven in a state (this state) and town (our town) where traffic signals, stop signs-including the stop sign at the intersection of Weston Road, where one fatality has already occurred and more fatalities are likely, (not "street") and Linden Street-and speed limits are so routinely and flagrantly flouted and ignored.

VI. What is To Be Done?

As I have so often urged, I now once more call on Town officials to put an end to this insanity through the simple expedient of use of the powers of eminent domain to annex the small (.83 acre) lot at 148 to the adjacent "North 40" property that is already Town-owned land. The current owners will thereby have their just profit and the public interest of the current residents of Wellesley will be thereby served.

Miss R. C.